

Hope to
C Anderson
1993

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WARRANTY DEED
(CORPORATION)

500025366



KNOW ALL MEN BY THESE PRESENTS:

That HOPE IRON & METAL, INC., an Arkansas corporation, organized under the laws of the State of Arkansas, GRANTOR, by its President, duly authorized by proper resolution of its Board of Directors, for the consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid by CURTIS ANDERSON, GRANTEE, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto the said GRANTEE and unto his heirs and assigns forever the following described land, situated in the County of Hempstead and State of Arkansas, to-wit:

A parcel of land situated in the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Twenty-eight (28), Township Twelve (12) South, Range Twenty-four (24) West of the Fifth Principal Meridian, Town of Hope, Hempstead County, Arkansas, bounded and described as follows: Commencing at the Northwest corner of said NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence along the North line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$, South 89 degrees 56 minutes 41 seconds East, 184.93 feet to a point on the northeasterly right-of-way line of North Main Street, said point being the Northwest corner of a parcel of land as conveyed by Farmers' Union Warehouse Company to Missouri Pacific Railroad Company, by Warranty Deed dated August 19, 1926, recorded October 4, 1926, in Book 114, Page 327, Deed Records of said County, said point also being the TRUE POINT OF BEGINNING: Thence continuing along said North line and along the North line of said conveyed parcel, South 89 degrees 56 minutes 41 seconds East, 372.29 feet to a point 50.0 feet normally distant southwesterly from the centerline of the main track of said Railroad; thence parallel with said centerline, South 17 degrees 32 minutes 10 seconds East, 350.10 feet to a point on the north-south centerline of said NE $\frac{1}{4}$ SW $\frac{1}{4}$, said point being on the easterly line of said conveyed parcel; thence along the boundary of said conveyed parcel, the following five (5) courses:

- 1) along said north-south centerline, South 0 degrees 03 minutes 19 seconds West, 21.21 feet;
- 2) North 47 degrees 36 minutes 17 seconds West, 380.15 feet to a point on the northeasterly

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HEMPSTEAD COUNTY, ARKANSAS

line of an alley in Block 8, Ethridge Addition to said Town;

- 3) along said northeasterly line, North 17 degrees 32 minutes 10 seconds West, 16.0 feet;
- 4) along the northwesterly line of said alley, South 72 degrees 27 minutes 50 seconds West, 158.00 feet to a point on said northeasterly right-of-way line of North Main Street;
- 5) along said right-of-way line, North 17 degrees 32 minutes 10 seconds West, 137.84 feet to the TRUE POINT OF BEGINNING.

Said parcel contains an area 1.50 acres, more or less.

Also, Lots One (1), Two (2), Three (3), Four (4) and Five (5), Block Two (2), London Addition to the City of Hope, Arkansas.

TO HAVE AND TO HOLD the same unto the said GRANTEE and unto his heirs and assigns forever, with all appurtenances thereunto belonging. And, GRANTOR hereby covenants with the said GRANTEE that it will forever warrant and defend the title to said lands against all claims whatsoever.

IN TESTIMONY WHEREOF, the name of the GRANTOR is hereunto affixed by its President and its seal affixed, this 16th day of December, 1993.

HOPE IRON & METAL, INC.

BY: 

PRESIDENT

(CORPORATE SEAL)

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) SS.
 COUNTY OF HEMPSTEAD)

On this day, before me personally appeared CURTIS ANDERSON to me personally well known, who acknowledged that he was the President of HOPE IRON & METAL, INC., an Arkansas corporation, and that he, as such officer, being authorized so to do, had executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as such officer.

WITNESS my hand and official seal this 11th day of December, 1993.

Mary Ann Craig
 NOTARY PUBLIC

My commission expires:

6-9-99

(SEAL)

I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument.

Curtis Anderson
 GRANTEE OR GRANTEE'S AGENT

1501 S. Highway, Hope, Ark.
 GRANTEE'S ADDRESS

Please send tax statement to: NAME: Curtis Anderson

ADDRESS: 1501 S. Highway
Hope, Ark. 71801

This Instrument Prepared By:
 PILKINTON, PILKINTON & YOCOM
 P. O. Box 583
 Hope, Arkansas 71801
 (501) 777-8871

CERTIFICATE OF RECORD

STATE OF ARKANSAS)
 County of Hempstead)

Filed for record this 22 day of December
 A.D., 1993 at 9:05 o'clock A.M. and
 recorded in Book 619 of Deeds on
 page 46.

Carolyn Reed
 Circuit Clerk and Ex-Officio Recorder
 By Deputy J. Brady
 Deputy